

Crane Served Property > Sale or Lease 90,000 SF on 12 Acres

2701 Converse Ave., East St. Louis, IL 62207



BARBERMURPHY

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

Property Summary

Building A:

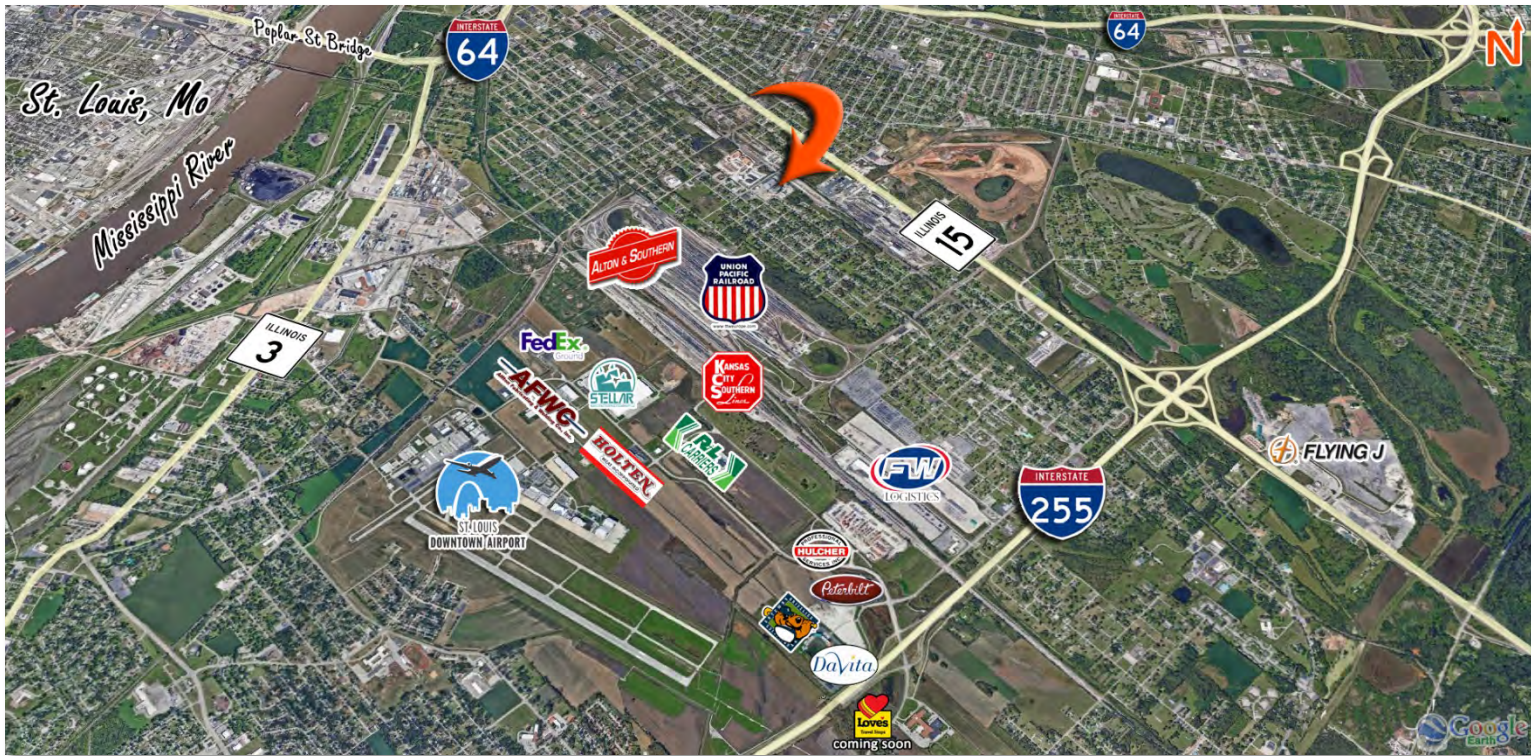
(3) 5 Ton Cranes with 20' under hook
Multiple Drive-In Doors – up to 20' tall
Heavy Power
Fully Fenced and Secured
Large Outdoor Storage Area
2 Large Paint Booths

Building B:

7,200 SF Warehouse with (2) 12'x14' OHD's

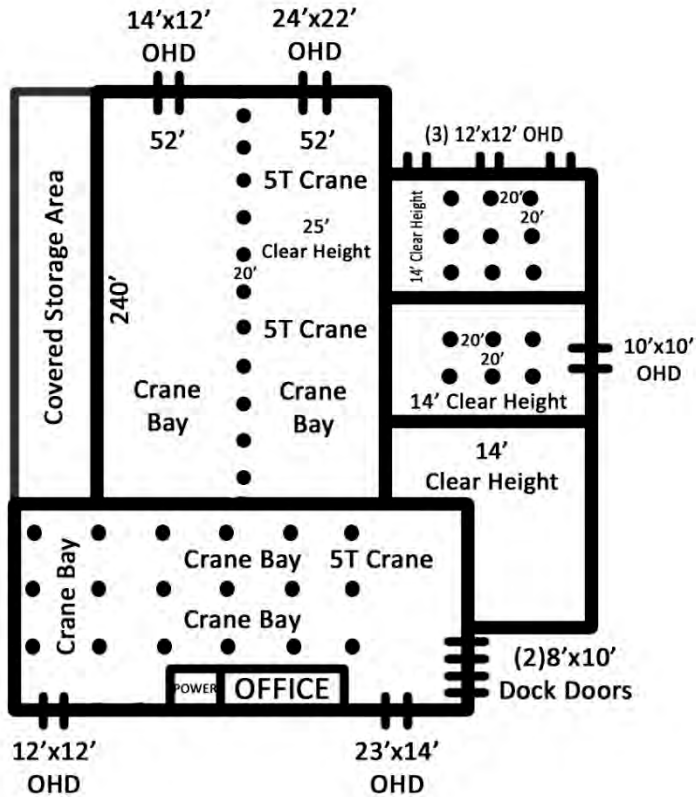
SALE PRICE: \$1,500,000

LEASE RATE: \$3.00/SF, NNN



AERIAL VIEW

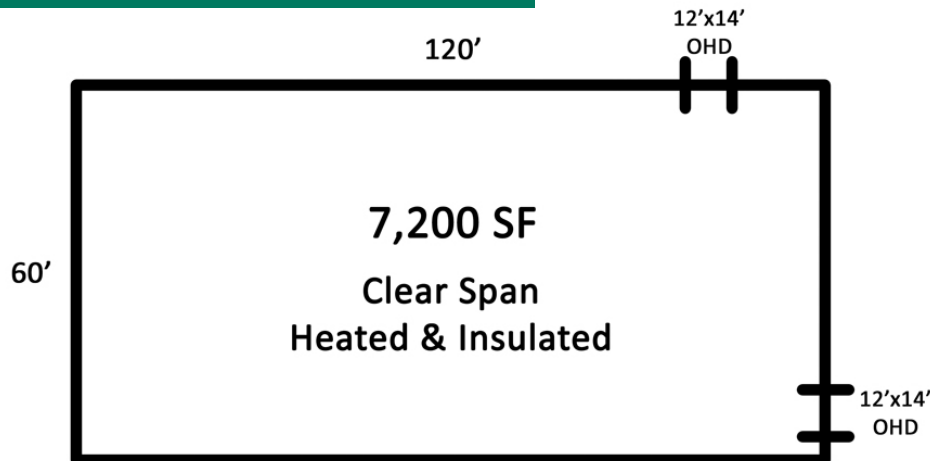
BLDG A - FLOOR PLAN & IMAGES



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BLDG B - FLOOR PLAN



Listing No: 2270

**Industrial
Manufacturing**

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SALE INFORMATION:

For Sale: Yes
 Sale Price: \$1,500,000
 Sale Price/SF: \$16.66
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: Yes
 Lease Rate: \$3.00
 Lease Type: NNN
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:

Total SF Available: 90,000 SF

Min Divisible SF: 7,200 SF

SQUARE FOOT INFO:

Building Total: 90,000 SF
 Total Available: 90,000 SF
 Direct Lease: 90,000 SF
 Sublease: 0 SF
 Office: 2,000 SF
 Warehouse: 88,000 SF
 Min Divisible: 7,200 SF
 Max Contiguous: 82,800 SF

LAND MEASUREMENTS:

Acres: 12.00
 Frontage: 500 FT
 Depth: 875 FT

PROPERTY INFORMATION:

Parcel No:	02-30.0-110-057...	TIF:	No	Property Tax:	\$20,000.00
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2018
Zoning:	Industrial	Foreign Trade Zone:	No		
Zoning By:	East St Louis	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:	Manufacturing	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1950	Clearance Min:	14'	Style:	Steel Frame
Rehab Year:	2016	Clearance Max:	25'	Roof:	Metal
		Bay Spacing:	Varies	Exterior:	Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	Varies
				Floor Drains:	Yes



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UTILITY INFORMATION

Water Provider:	Illinois American Water	Service:	Location:	On Site
Sewer Provider:	Metro-East Sanitary	Service:	Location:	On Site
Gas Provider:	Ameren IL	Service:	Location:	On Site
Electric Provider:	Ameren IL	Service:	Location:	On Site
AMPS:	1000 KVA	Phase:		3
Low Volts:	120	High Volts:		480
Telecom Provider:		Service:	Location:	

FACILITY INFORMATION

Truck Dock:	2	Size:	8'x10'	Parking:	100
Dock Levelers:	No	Capacity:	N/A	Surface	Rock
Drive-In Doors:	10	Size:	12' to 22' Tall	Type:	
Box Van Doors	No			Yard:	
				Extra Land:	
Overhead Cranes:	Yes	Size:	(3) 5 Ton		
Elevators:	N/A				

Heating:	Office	Men's Restroom:	Yes
Cooling:	Office	Women's Restroom:	Yes
Insulated:	No	Shower:	No
Sprinklers:	No	Ventilation:	Yes
Lighting:	Metal Halide	Compressed Air:	Yes
Skylights:	Yes		

Additional Facility Information:**TRANSPORTATION**

Interstate:	2.7 Miles to I-255
Rail:	Adjacent
Barge:	3.2 Miles to Mississippi River
Airport:	4 Miles to Down Town St. Louis Airport

Listing Broker(s)

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Comments

90,000 SF Crane Served Property on 12 Acres. Building A - 82,800 SF: (3) 5-ton cranes. Heavy Utilities Available. 8' tall chain link and 3 barb-wired security fence around perimeter. Large drive-in doors up to 22' tall. Building B - 7,200 SF with (2) 12'x14' OHD's.
Parcel #'s:
02-30.0-110-057;058,02-30.0-111-073,02-30.0-201-024,02-30.0-202-030;031;032;033;034;035;036;063;065